

ITEM No.	GOAL: Coordinate Planning to Balance Infrastructure
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No additional road right-of-way dedication is required as a result of the abandonment and appropriate reservations for public utility, non-vehicular

access and an equestrian easement, will be maintained with the abandonment. These easement reservations include provision of an 8-foot wide public utility easement (PUE), a 1-foot wide vehicular non-access easement (VNE) and a portion of a 10-foot wide equestrian easement that extends north to south along the east boundary of the lot. No public utilities exist in the present PUE area that will be abandoned or within the Northern Avenue abandonment area. All public utility companies and City Departments have been contacted and expressed no objection to abandonment. A revised PUE area will be dedicated along the north side of the new road boundary if the placement of utilities is required in this area in the future. Both the VNE and equestrian easement will be modified accordingly to reflect the new Northern Avenue roadway.

**Key Issues.*****CITY IMPACT:***

Northern Avenue is a developed 2-lane residential collector road, which will maintain its function and operate within the design standard for the street. Abandonment of 20 feet of right of way will leave sufficient width for the street to adequately function and will not adversely affect City interests in this area. Related easements will be adjusted accordingly preserve City and public utility requirements.

***NEIGHBORHOOD IMPACT:***

No adverse impact is foreseen on the neighborhood as a result from the abandonment. Five or six lots located east of the subject site have similar street width as the subject property, which may similarly be considered as being in excess to the design standards of the street. No adverse neighborhood comment has been received on this case.

***PROPERTY OWNER IMPACT:***

The property owner requesting the abandonment has existing access to the site from both Northern Avenue and 73<sup>rd</sup> Place. These accesses will not be affected by the abandonment. The additional 4,880 square feet resulting from the abandonment will be added to the present lot and maintained by the property owner.

**IMPACT ANALYSIS****Departmental Responses.**

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

**Traffic.**

There are no traffic conflicts that result from the abandonment since the remaining the half street right-of-way width for the street will be 68 feet, which exceeds the City local collector road standard.

**Open space, scenic corridors and public trails.**

No open space areas or scenic corridors are affected by the abandonment. An existing 10 foot wide public equestrian easement extends northward from Northern Avenue along the properties east side and through the subdivision. The equestrian easement will be extended from the southward across the proposed abandonment area to connect with the new right-of-way. No other public trail easements exist or are shown on the Trails Master Plan, along Northern Avenue. (See Area Trails Plan, Attachment #5)

**Policy Implications.**

There are no GLO easements located in this area. The 20 foot wide area requested for abandonment is surplus to the design standard of the road. Lots located east of the subject site have similar widths for Northern Avenue and could be considered as being in excess to the design standards of the street. The only adverse implication is that right-of-ways widths will vary along the street, which could also affect required building setbacks. All properties along this portion of Northern Ave. are currently developed with a residence. No properties will be denied access as a result of the abandonment.

**Community Involvement.**

The applicant sent letters of notification for the proposed abandonment to 43 landowners and affected HOA's situated within 750 feet of the site on November 12, 2004. Notices were sent to the McCormick Ranch POA and Colonial Encantada HOA. The applicant received 2 letters and no phone calls in response to the notice. Both letters were in support of the abandonment. In addition, Staff has sent postcards of notice and posted the site. No public comment has been received on this case.

**Community Impact.**

Impact on the neighborhood will be minimal because the portion of Northern Avenue being abandoned is in excess of the required right-of-way for the street. Adequate right-of-way will remain to permit the operation for the design capacity of the street. No modifications to existing street surface or asphalt removal are required as a result of the abandonment. No utilities, drainage structures or easements other than those being modified accordingly by the abandonment, are affected by this case.

STAFF  
RECOMMENDATION

**Recommended Approach:**


Staff recommends approval.

RESPONSIBLE  
DEPT(S)  
STAFF CONTACT(S)

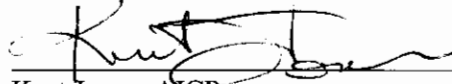
**Planning and Development Services Department**

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**APPROVED BY**



Al Ward  
Report Author



Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Right-of-Ways and Easements
5. Area Trails Plan
6. Abandonment Area
7. City Notification Map

# **CASE 24-AB-2004**

## **Department Issues Checklist**

### **Transportation**

☒ Support, the subject abandonment area is not required for current operations of Northern Avenue and the subject right-of-way is excess to the standard required for local collector street in the City. There are no GLO easements located in this area or associated with this abandonment.

### **Trails**

☒ Support, no public trails are shown within the abandonment area on the Trails Master Plan. An existing 10 foot wide equestrian easement along the east side of the site will be extended southward to the new right-of-way of to permit continued access from Northern Ave to the trail easement. The Public Trails Coordinator has no objection to the abandonment.

### **Adjacent Property Owner Notification**

☒ Support, 43 property owners and HOA's located within 750 feet of the site have been contacted by letter from the applicant advising of the abandonment and no objection has been received. Two (2) letters of support have been received.

### **Public Utilities**

☒ Support, no objection has been received from public utility companies. Companies contacted who have submitted letters of no objection include Cox, Quest, Southwest Gas and APS.

### **Emergency/Municipal Services**

☒ Support, no conflicts exist with this abandonment from Emergency or Municipal Services.

### **Water/Sewer Services**

☒ Support, the Water Resources Dept. has submitted a letter indicated no objection to the abandonment.

### **Drainage**

☒ Support, no drainage impacts are associated with the abandonment.



Q.S.  
25-45

G.I.S. ORTHOPHOTO 2003

# Sherman Right-of-Way Abandonment

24-AB-2004

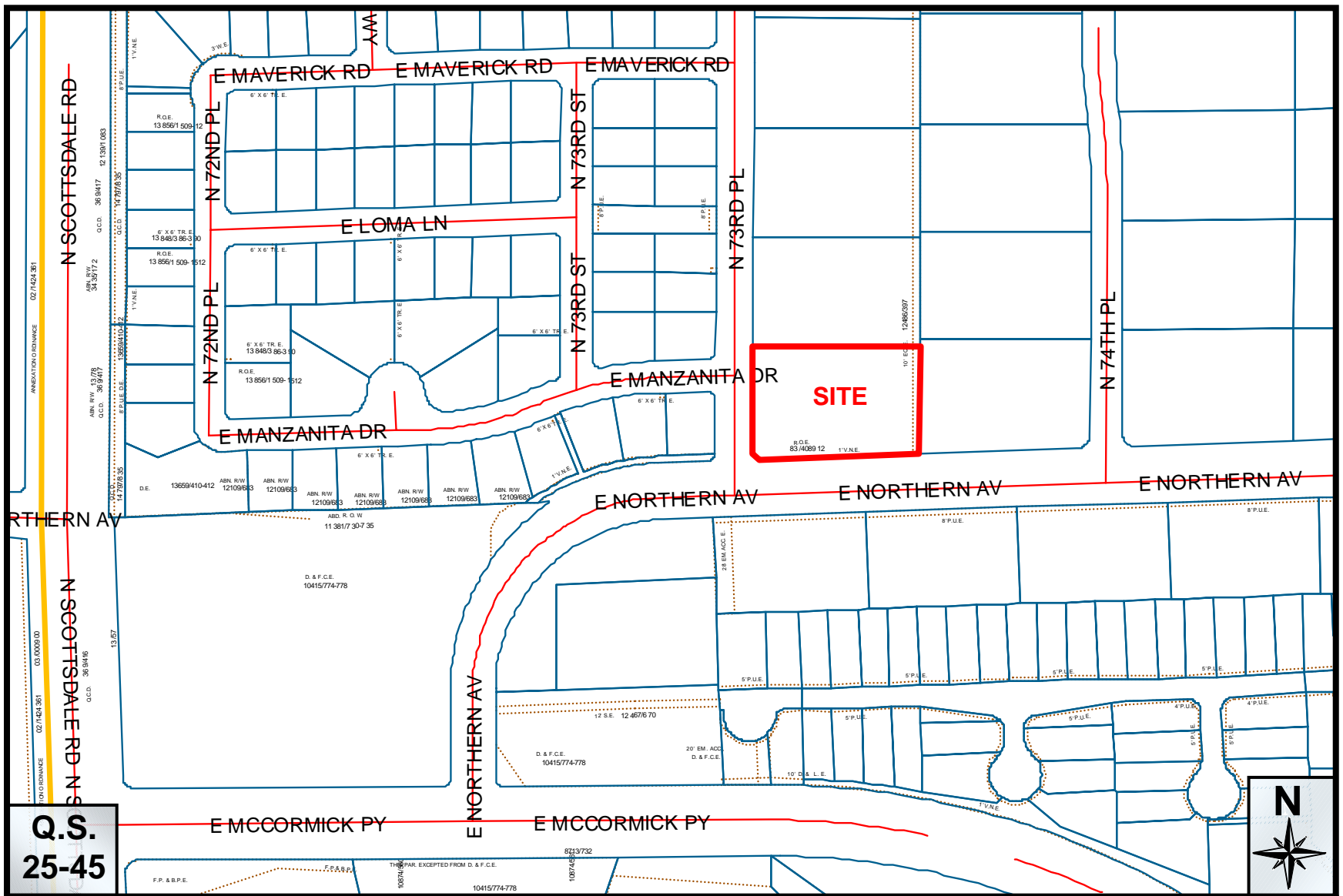
ATTACHMENT #2



## Sherman Right-of-Way Abandonment

**24-AB-2004**

ATTACHMENT #3

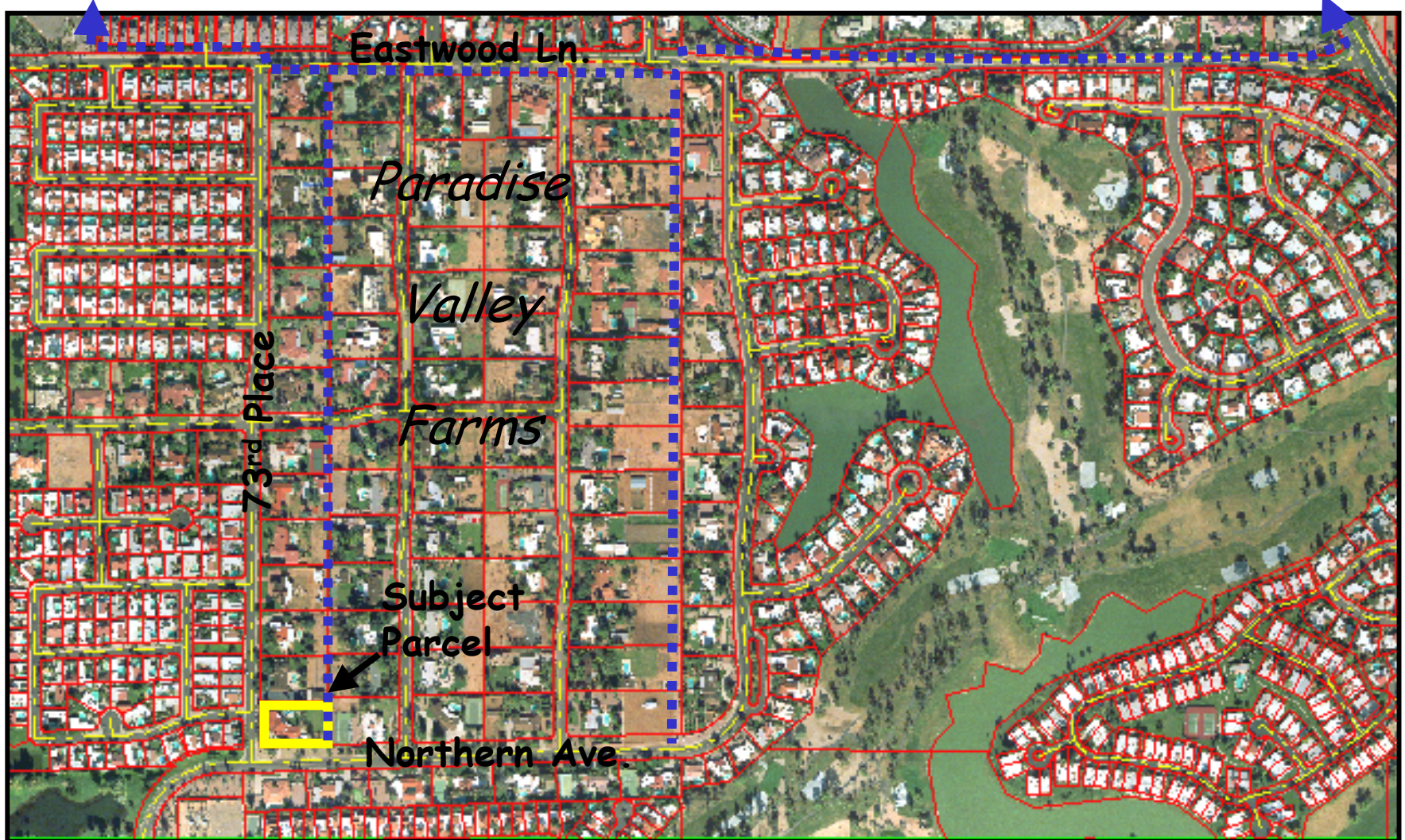


# Sherman Right-of-Way Abandonment

**24-AB-2004**

**Right-of-Way & Easements  
ATTACHMENT #4**

# Public Trails in the area of Paradise Valley Farms



Public Unpaved Trails

Not  
to  
Scale

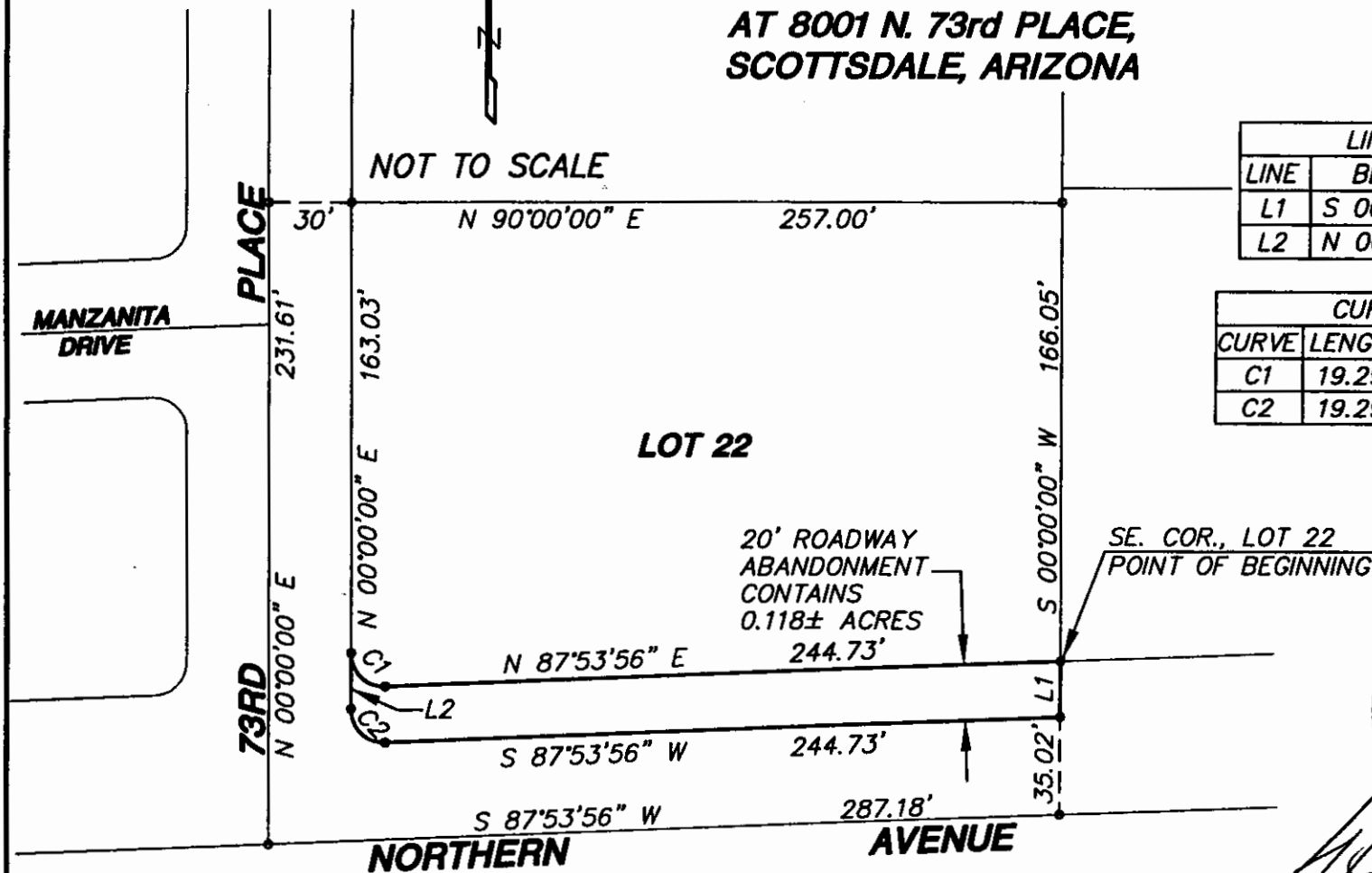


2/7/05

ATTACHMENT #5

# EXHIBIT

## OF ROADWAY ABANDONMENT AT 8001 N. 73rd PLACE, SCOTTSDALE, ARIZONA



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°00'00" W	20.01'
L2	N 00°00'00" E	20.01'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	19.29'	12.00'	92°06'04"
C2	19.29'	12.00'	92°06'04"



NOTE: THIS EXHIBIT IS INTENDED TO ACCOMPANY A DESCRIPTION, IT IS NOT A SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH.

**Superior  
Surveying  
Services, Inc.**

21415 North 23rd Avenue  
Phoenix, Arizona 85027  
Phone (623) 869-0223  
Fax (623) 869-0726  
info@superiorsurveying.com

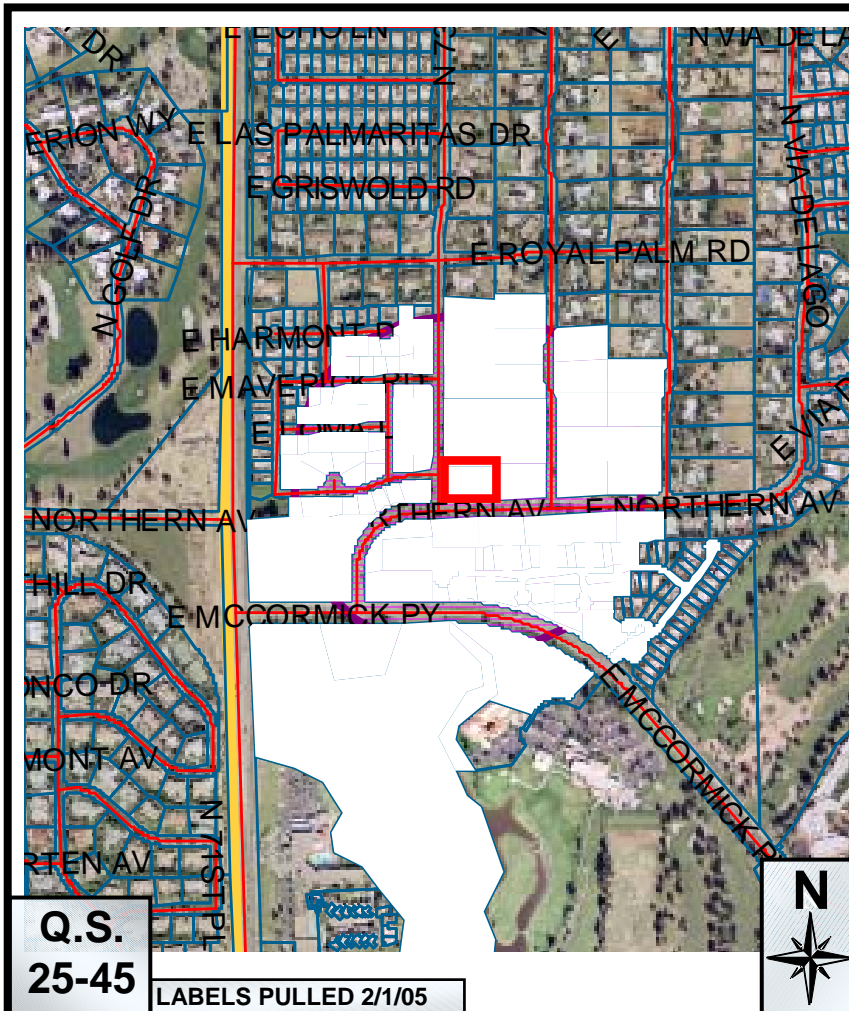
PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA  
ARIZONA NO. 18214 - CALIFORNIA NO. L6080 - NEVADA NO. 7880

DATE: 12-10-04

REVISED:

JOB NO.: 240635

## City Notifications – Mailing List Selection Map



### Map Legend:



## Site Boundary



## Properties within 750-feet

**Additional Notifications:**

- Interested Parties
- MCCORMICK RANCH  
PROPERTY OWNERS  
ASSOCIATION INC
- COLONIA ENCANTADA  
HOMEOWNERS ASSOCIATION  
INC

## Sherman Right-of-Way Abandonment

**24-AB-2004**

**ATTACHMENT #7**